

## Response to Comments Proposed 2-Lot Subdivision 15 Norway Plains Road

**TO:** Seth Creighton, Chief Planner; City of Rochester Planning Department  
**FROM:** Kenneth A. Mavrogeorge, P.E.; Tighe & Bond, Inc.  
**CC:** Rob Graham; Ekimbor, LLC  
**DATE:** October 11, 2016

OCT 11 2016

The comments below were provided to Tighe & Bond, Inc. by the City of Rochester Planning and Public Works Departments. The comments are below in *italics* and are followed by Tighe & Bond's response in **bold**:

**Reviewer: Technical Review Group**  
**Memorandum Date: September 28, 2016**

- 1) *Sheets C-101 and C-103 are unnecessary. Please remove these from the plan set and the referent to them on cover page.*

**Sheets C-101 and C-103 have been removed.**

- 2) *Please add the FEMA flood zone designation to the plan notes.*

**The FEMA Flood Map designation has been added to sheets 1 of 3, 2 of 3 and 3 of 3.**

3)

- a) *Please add the required and proposed square footage of "useable lot area", as defined in Zoning Ordinance 42.19(b)(16).*

**The useable lot area has been added to Sheet 2 of 3.**

- b) *Show the required rectangular area (useable area) on Sheet 2.*

**The required rectangular area has been added to Sheet 2 of 3.**

4)

- a) *Please add a note stating if the property contains any "very poorly drained" soils.*

**A note has been added to sheets 1 of 3, 2 of 3, and 3 of 3**

- b) *If any very poorly drain soils exist, please depict those areas on the plans.*

**Modification not required.**

- 5) *The final plans need to be stamped and signed by the wetland scientist and surveyor.*

**The wetland scientist has stamped sheets 1 of 3, 2 of 3, and 3 of 3.**

- 6) *Please note on the plans that all new utilities (to both lots) must be placed underground.*

**A note has been added to Sheets 2 of 3 and 3 of 3.**

- 7) *Draft deed language is to be submitted for the proposed easements.*

**Draft deed language will be submitted under a separate cover letter.**

- 8) *The subdivision will create a non-conformity because the deck on the house at*

*"Proposed Lot 2" will be in the rear setback. The required rear setback is 20-feet. The deck is within 10' of the rear lot line. Please remove the deck now, or submit a letter of understanding stating that a condition of approval will be that the deck must be removed prior to the recording of the subdivision plan, if approved.*

**A note that states the deck is to be removed has been added to Sheet 2 of 3.**

- 9) *Please copy DPW on all permitting correspondence with EPA, NHDES, and any other applicable permitting agencies.*

**Comment acknowledged.**

J:\G\G0693- Rob Graham - General Proposals\\_Norway Plains Subdivision\G06931\_TRG's Comment Response\_20160928.doc

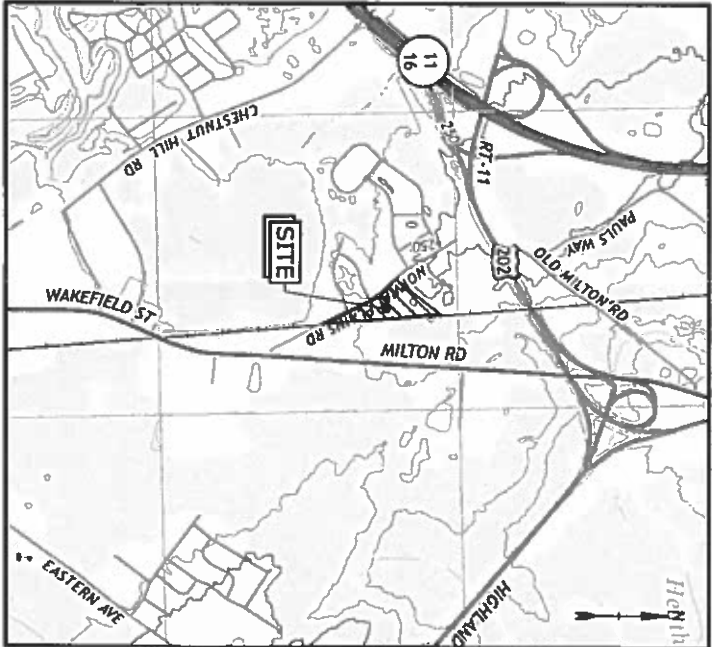
PROPOSED MULTI-FAMILY DEVELOPMENT  
MINOR SUBDIVISION APPLICATION PLANS  
15 NORWAY PLAINS ROAD  
ROCHESTER, NH  
(TAX MAP 215 LOT 17)  
SEPTEMBER 6, 2016  
REVISED OCTOBER 5, 2016

RECEIVED  
OCT 11 2016  
Planning Dept.

LIST OF DRAWINGS	
SHEET NO.	SHEET TITLE
COVER	COVER
1 OF 3	EXISTING CONDITIONS
2 OF 3	SUBDIVISION PLAN
3 OF 3	EASEMENT PLAN

FINAL APPROVAL BY ROCHESTER PLANNING BOARD  
CERTIFIED BY \_\_\_\_\_ DATE \_\_\_\_\_

**SUBDIVISION APPROVAL.** WHETHER OR NOT OTHERWISE EXPRESSLY RECITED ON THIS SUBDIVISION PLAN, THE SUBDIVISION APPROVAL GRANTED IS CONDITIONED ON FAITHFUL AND DILIGENT ADHERENCE BY THE OWNER/SUBDIVIDER /DEVELOPER OF ALL TERMS, CONDITIONS, PROVISIONS AND SPECIFICATIONS OF THE CITY OF ROCHESTER LAND SUBDIVISION REGULATIONS AS AMENDED OR AS MAY LATER BE AMENDED, IN EFFECT ON THE DATE OF APPROVAL, UNLESS OR EXPECT INSOFAR AS EXPRESSLY WAIVED, IN ANY PARTICULAR, BELOW, NON-ADHERENCE MAY RESULT IN A REVOCATION OF APPROVAL. ANY VARIATION FROM THE APPROVED PLAN WILL REQUIRE A RESUBMISSION FOR SUBDIVISION APPROVAL.  
**GRANTED WAIVERS:** N/A



LOCATION MAP  
SCALE: 1" = 100'

COMPLETE SET 4 SHEETS

FOR MORE INFORMATION ABOUT THIS SUBDIVISION  
OR THE PROPOSED MULTIFAMILY DEVELOPMENT CONTACT:  
THE CITY OF ROCHESTER PLANNING DEPARTMENT AT (603) 335-1338

PREPARED BY:  
**Tighe & Bond**  
www.tighebond.com

IN CONJUNCTION WITH:  
North Easterly Surveying, Inc.  
191 State Road, Suite 1  
Kittery, ME 03904

PREPARED FOR:  
Ekimbor, LLC  
2637 East Atlantic Blvd.  
Pompano Beach, FL 33062

OWNER:  
The Estate of Bruce J. Roberts  
15 Norway Plains Road  
Rochester, NH 03868

ZONING DATA:  
ZONE: Residential 2 (R2)  
REQUIREMENTS: PER TABLE 19-A

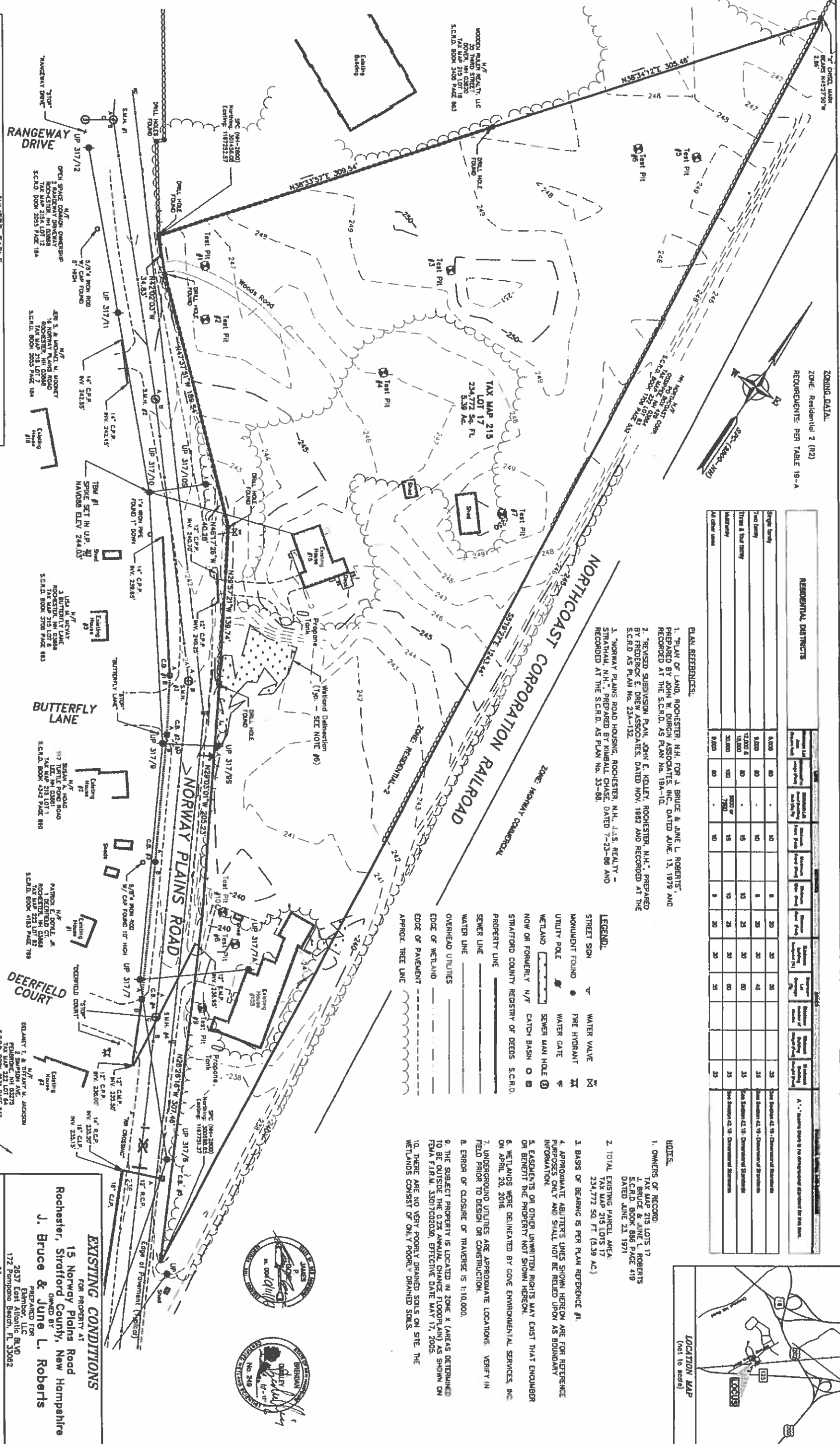
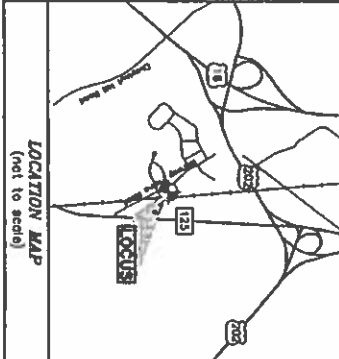
RESIDENTIAL DISTRICTS									
Minimum Lot Area (Acres)	Minimum Lot Area (Sq. Ft.)	Minimum Front Yard Setback (Feet)	Minimum Side Yard Setback (Feet)	Minimum Rear Yard Setback (Feet)	Minimum Front Setback (Feet)	Minimum Side Setback (Feet)	Minimum Rear Setback (Feet)	Minimum Front Setback (Feet)	Minimum Side Setback (Feet)
Single Family	6,000	60	10	10	6	20	30	35	35
Two Family	9,000	80	10	10	8	20	30	45	35
Three & Four Family	12,000	80	15	15	10	25	30	60	35
Manufactory	16,000	100	25	25	10	25	30	60	35
All Other Uses	8,000	80	10	10	8	20	30	35	35

- PLAN REFERENCES:
1. PLAN OF LAND, ROCHESTER, N.H. FOR J. BRUCE & JUNE L. ROBERTS, PREPARED BY JOHN W. DUNN ASSOCIATES, INC., DATED JUNE 13, 1979 AND RECORDED AT THE S.C.R.D. AS PLAN NO. 19A-10.
  2. REVISED SUBDIVISION PLAN, JOHN E. KELLEY, ROCHESTER, N.H., PREPARED BY FREDERICK E. DREW ASSOCIATES, DATED NOV. 1982 AND RECORDED AT THE S.C.R.D. AS PLAN NO. 23A-132.
  3. NORWAY PLAINS ROAD HOUSING, ROCHESTER, N.H., J.S. REALTY - STRATHAM, N.H., PREPARED BY KIMBALL CHASE, DATED 7-23-88 AND RECORDED AT THE S.C.R.D. AS PLAN NO. 33-88.

- LEGEND:
- STREET SIGN
  - MONUMENT FOUND
  - UTILITY POLE
  - WETLAND
  - NOW OR FORMERLY N/F
  - STAFFORD COUNTY REGISTRY OF DEEDS S.C.R.D.
  - PROPERTY LINE
  - SEWER LINE
  - WATER LINE
  - OVERHEAD UTILITIES
  - EDGE OF WETLAND
  - EDGE OF PAVEMENT
  - APPROX. TREE LINE
  - WATER VALVE
  - FIRE HYDRANT
  - WATER GATE
  - SEWER MAN HOLE
  - CATCH BASIN

NOTES:

1. OWNERS OF RECORD: TAX MAP 215 LOTS 17, J. BRUCE & JUNE L. ROBERTS, S.C.R.D. BOOK 886 PAGE 419, DATED JUNE 23, 1971.
2. TOTAL EXISTING PARCEL AREA: TAX MAP 215 LOTS 17, 234,772 SQ. FT. (5.39 AC.)
3. BASIS OF BEARING IS PER PLAN REFERENCE #1.
4. APPROXIMATE ADJUTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
5. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
6. WETLANDS WERE DELINEATED BY GUY ENVIRONMENTAL SERVICES, INC. ON APRIL 20, 2016.
7. UNDERGROUND UTILITIES ARE APPROXIMATE LOCATIONS. VERIFY IN FIELD PRIOR TO DESIGN OR CONSTRUCTION.
8. ERROR OF CLOSURE OR TRAVERSE IS 1:10,000.
9. THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA F.I.R.M. 3307C022030, EFFECTIVE DATE MAY 17, 2005.
10. THERE ARE NO VERY POORLY DRAINED SOILS ON SITE. THE WETLANDS CONSIST OF ONLY POORLY DRAINED SOILS.



INVERT TABLE									
SIZE	S&A #1	S&A #2	S&A #3	S&A #4	S&A #5	S&A #6	S&A #7	S&A #8	S&A #9
R/W ELEVATION	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00
PIPE #1	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00
PIPE #2	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00
PIPE #3	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00
PIPE #4	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00
PIPE #5	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00
PIPE #6	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00
PIPE #7	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00
PIPE #8	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00
PIPE #9	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00	32.00

GRAPHIC SCALE

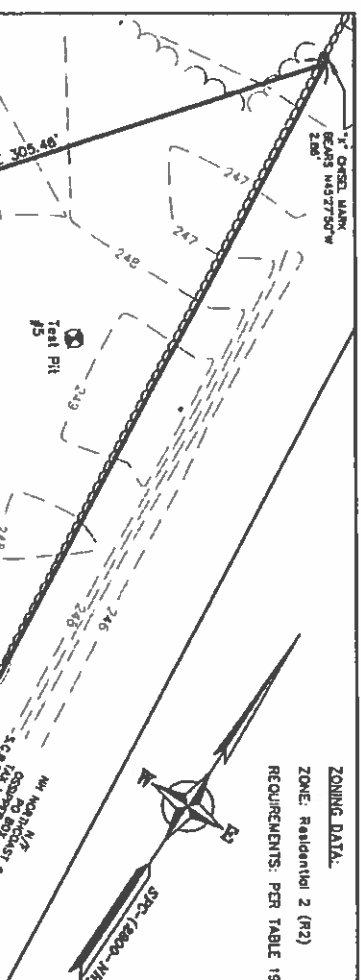
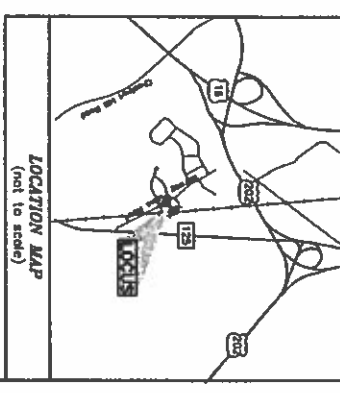


EXISTING CONDITIONS

FOR PROPERTY AT  
15 Norway Plains Road  
Rochester, Striford County, New Hampshire  
OWNED BY  
J. Bruce & June L. Roberts  
PREPARED FOR  
EASTERY SURVEYING, INC.  
172 Pompano Beach, FL 33062

SURVEYORS IN N.H. & MAINE  
(207) 439-8333  
KITTERY, MAINE 03904

Tax Map 215 Lot 17

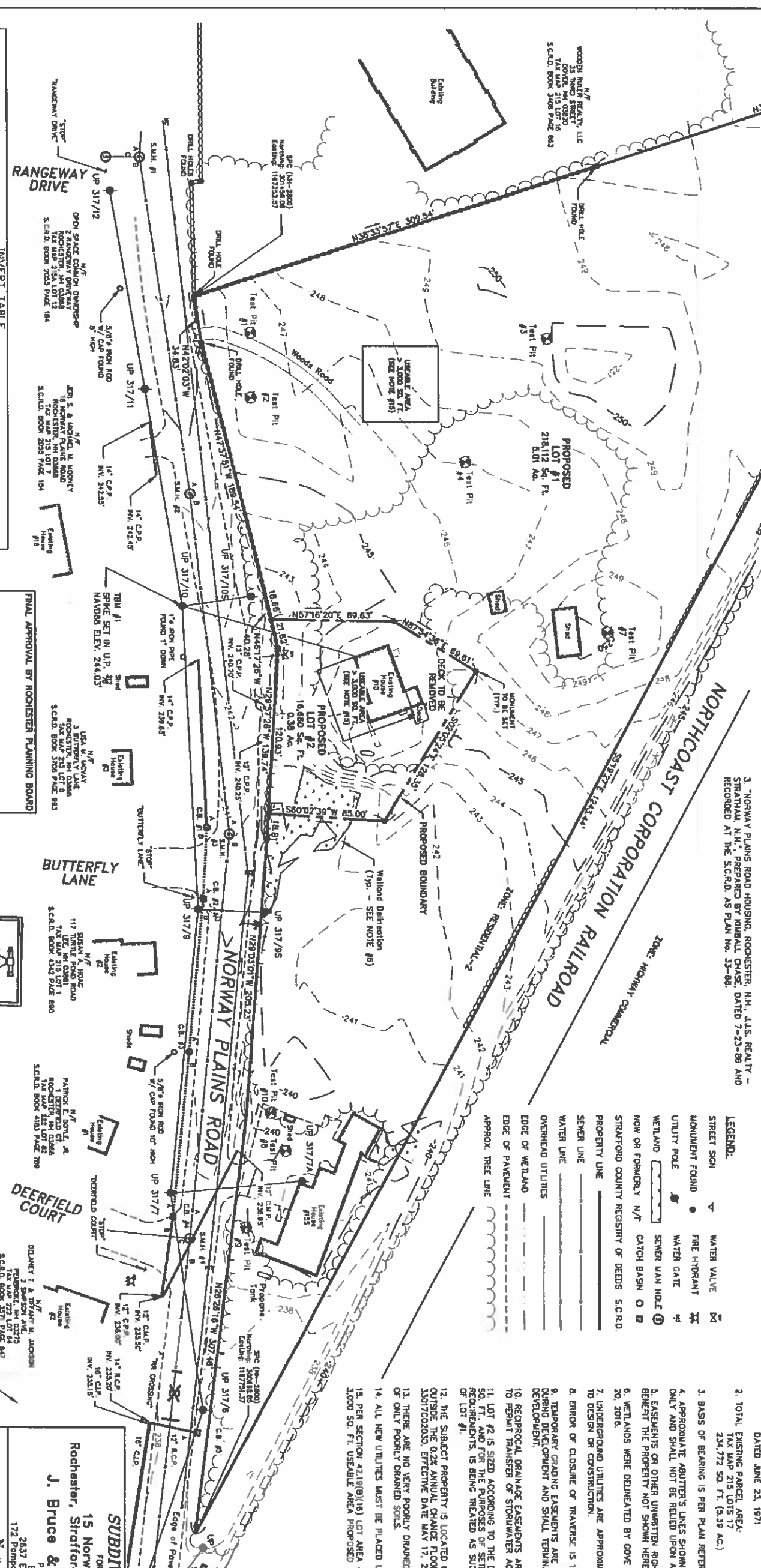
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1. "PLAN OF LAND, ROCHESTER, N.H. FOR J. BRUCE & JUNE L. ROBERTS" PREPARED BY JOHN W. DURAN ASSOCIATES, INC., DATED JUNE 13, 1979 AND RECORDED AT THE S.C.R.D. AS PLAN NO. 19A-10.
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**LEGEND:**

STREET SIGN T WATER VALVE

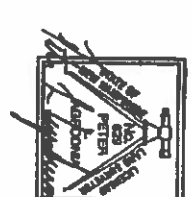
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	SIZE	3/4" x 1/2"	3/4" x 3/4"	3/4" x 1"	1" x 1/2"	1" x 3/4"	1" x 1"	1 1/2" x 1"	1 1/2" x 1 1/4"	1 1/2" x 1 1/2"	1 1/2" x 2"	2" x 1"	2" x 1 1/4"	2" x 1 1/2"	2" x 2"	2 1/2" x 1 1/4"	2 1/2" x 1 1/2"	2 1/2" x 2"	3" x 1"	3" x 1 1/4"	3" x 1 1/2"	3" x 2"	3 1/2" x 1 1/4"	3 1/2" x 1 1/2"	3 1/2" x 2"	4" x 1"	4" x 1 1/4"	4" x 1 1/2"	4" x 2"	4 1/2" x 1 1/4"	4 1/2" x 1 1/2"	4 1/2" x 2"	5" x 1"	5" x 1 1/4"	5" x 1 1/2"	5" x 2"	5 1/2" x 1 1/4"	5 1/2" x 1 1/2"	5 1/2" x 2"	6" x 1"	6" x 1 1/4"	6" x 1 1/2"	6" x 2"	6 1/2" x 1 1/4"	6 1/2" x 1 1/2"	6 1/2" x 2"	7" x 1"	7" x 1 1/4"	7" x 1 1/2"	7" x 2"	7 1/2" x 1 1/4"	7 1/2" x 1 1/2"	7 1/2" x 2"	8" x 1"	8" x 1 1/4"	8" x 1 1/2"	8" x 2"	8 1/2" x 1 1/4"	8 1/2" x 1 1/2"	8 1/2" x 2"	9" x 1"	9" x 1 1/4"	9" x 1 1/2"	9" x 2"	9 1/2" x 1 1/4"	9 1/2" x 1 1/2"	9 1/2" x 2"	10" x 1"	10" x 1 1/4"	10" x 1 1/2"	10" x 2"	10 1/2" x 1 1/4"	10 1/2" x 1 1/2"	10 1/2" x 2"	12" x 1"	12" x 1 1/4"	12" x 1 1/2"	12" x 2"	12 1/2" x 1 1/4"	12 1/2" x 1 1/2"	12 1/2" x 2"	14" x 1"	14" x 1 1/4"	14" x 1 1/2"	14" x 2"	14 1/2" x 1 1/4"	14 1/2" x 1 1/2"	14 1/2" x 2"	16" x 1"	16" x 1 1/4"	16" x 1 1/2"	16" x 2"	16 1/2" x 1 1/4"	16 1/2" x 1 1/2"	16 1/2" x 2"	18" x 1"	18" x 1 1/4"	18" x 1 1/2"	18" x 2"	18 1/2" x 1 1/4"	18 1/2" x 1 1/2"	18 1/2" x 2"	20" x 1"	20" x 1 1/4"	20" x 1 1/2"	20" x 2"	20 1/2" x 1 1/4"	20 1/2" x 1 1/2"	20 1/2" x 2"	22" x 1"	22" x 1 1/4"	22" x 1 1/2"	22" x 2"	22 1/2" x 1 1/4"	22 1/2" x 1 1/2"	22 1/2" x 2"	24" x 1"	24" x 1 1/4"	24" x 1 1/2"	24" x 2"	24 1/2" x 1 1/4"	24 1/2" x 1 1/2"	24 1/2" x 2"	26" x 1"	26" x 1 1/4"	26" x 1 1/2"	26" x 2"	26 1/2" x 1 1/4"	26 1/2" x 1 1/2"	26 1/2" x 2"	28" x 1"	28" x 1 1/4"	28" x 1 1/2"	28" x 2"	28 1/2" x 1 1/4"	28 1/2" x 1 1/2"	28 1/2" x 2"	30" x 1"	30" x 1 1/4"	30" x 1 1/2"	30" x 2"	30 1/2" x 1 1/4"	30 1/2" x 1 1/2"	30 1/2" x 2"	32" x 1"	32" x 1 1/4"	32" x 1 1/2"	32" x 2"	32 1/2" x 1 1/4"	32 1/2" x 1 1/2"	32 1/2" x 2"	34" x 1"	34" x 1 1/4"	34" x 1 1/2"	34" x 2"	34 1/2" x 1 1/4"	34 1/2" x 1 1/2"	34 1/2" x 2"	36" x 1"	36" x 1 1/4"	36" x 1 1/2"	36" x 2"	36 1/2" x 1 1/4"	36 1/2" x 1 1/2"	36 1/2" x 2"	38" x 1"	38" x 1 1/4"	38" x 1 1/2"	38" x 2"	38 1/2" x 1 1/4"	38 1/2" x 1 1/2"	38 1/2" x 2"	40" x 1"	40" x 1 1/4"	40" x 1 1/2"	40" x 2"	40 1/2" x 1 1/4"	40 1/2" x 1 1/2"	40 1/2" x 2"	42" x 1"	42" x 1 1/4"	42" x 1 1/2"	42" x 2"	42 1/2" x 1 1/4"	42 1/2" x 1 1/2"	42 1/2" x 2"	44" x 1"	44" x 1 1/4"	44" x 1 1/2"	44" x 2"	44 1/2" x 1 1/4"	44 1/2" x 1 1/2"	44 1/2" x 2"	46" x 1"	46" x 1 1/4"	46" x 1 1/2"	46" x 2"	46 1/2" x 1 1/4"	46 1/2" x 1 1/2"	46 1/2" x 2"	48" x 1"	48" x 1 1/4"	48" x 1 1/2"	48" x 2"	48 1/2" x 1 1/4"	48 1/2" x 1 1/2"	48 1/2" x 2"	50" x 1"	50" x 1 1/4"	50" x 1 1/2"	50" x 2"	50 1/2" x 1 1/4"	50 1/2" x 1 1/2"	50 1/2" x 2"	52" x 1"	52" x 1 1/4"	52" x 1 1/2"	52" x 2"	52 1/2" x 1 1/4"	52 1/2" x 1 1/2"	52 1/2" x 2"	54" x 1"	54" x 1 1/4"	54" x 1 1/2"	54" x 2"	54 1/2" x 1 1/4"	54 1/2" x 1 1/2"	54 1/2" x 2"	56" x 1"	56" x 1 1/4"	56" x 1 1/2"	56" x 2"	56 1/2" x 1 1/4"	56 1/2" x 1 1/2"	56 1/2" x 2"	58" x 1"	58" x 1 1/4"	58" x 1 1/2"	58" x 2"	58 1/2" x 1 1/4"	58 1/2" x 1 1/2"	58 1/2" x 2"	60" x 1"	60" x 1 1/4"	60" x 1 1/2"	60" x 2"	60 1/2" x 1 1/4"	60 1/2" x 1 1/2"	60 1/2" x 2"	62" x 1"	62" x 1 1/4"	62" x 1 1/2"	62" x 2"	62 1/2" x 1 1/4"	62 1/2" x 1 1/2"	62 1/2" x 2"	64" x 1"	64" x 1 1/4"	64" x 1 1/2"	64" x 2"	64 1/2" x 1 1/4"	64 1/2" x 1 1/2"	64 1/2" x 2"	66" x 1"	66" x 1 1/4"	66" x 1 1/2"	66" x 2"	66 1/2" x 1 1/4"	66 1/2" x 1 1/2"	66 1/2" x 2"	68" x 1"	68" x 1 1/4"	68" x 1 1/2"	68" x 2"	68 1/2" x 1 1/4"	68 1/2" x 1 1/2"	68 1/2" x 2"	
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Certified By	Date
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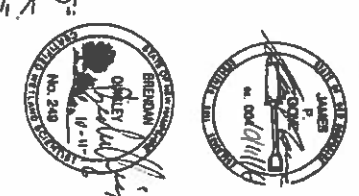


A	10/5/18	REWORKS PER TRC REVIEW DATED 9/28/16	A.M.P	P.L.A.	P.L.
REV	DATE	STATUS	BY	CHKD	APP

**SUBDIVISION PLAN**  
FOR PROPERTY AT  
15 Norway Plains Road  
Rochester, Stratford County, New Hampshire  
OWNED BY  
J. Bruce & June L. Roberts  
PREPARED FOR  
Dartmouth, LLC  
2837 East Main Street  
1122 Pompano Beach, FL 33062

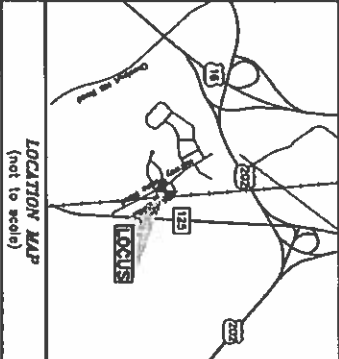
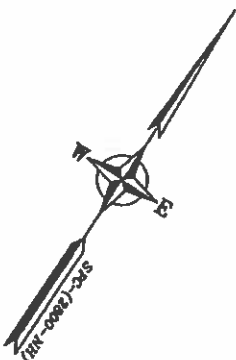
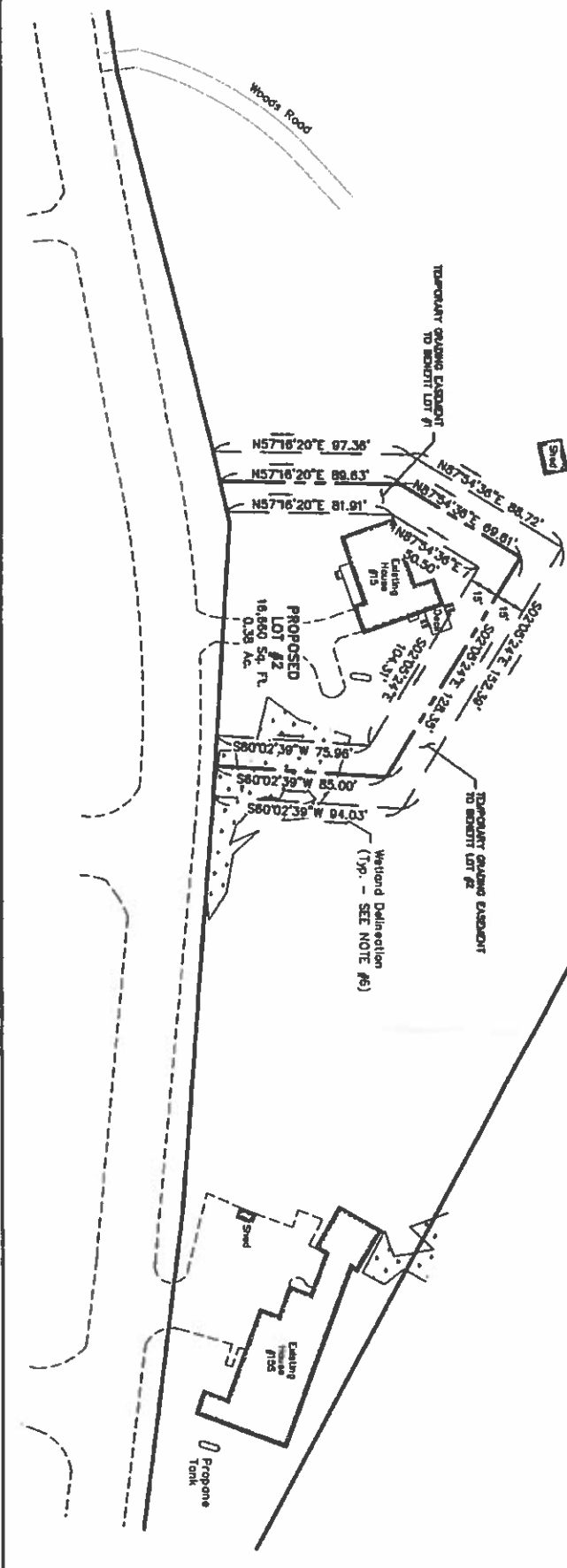
North

  
W EASTERLY  
SURVEYING, Inc.



PROPOSED  
LOT #1  
218,112 Sq. Ft.  
5.01 Ac.

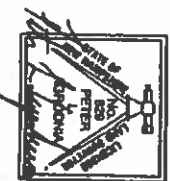
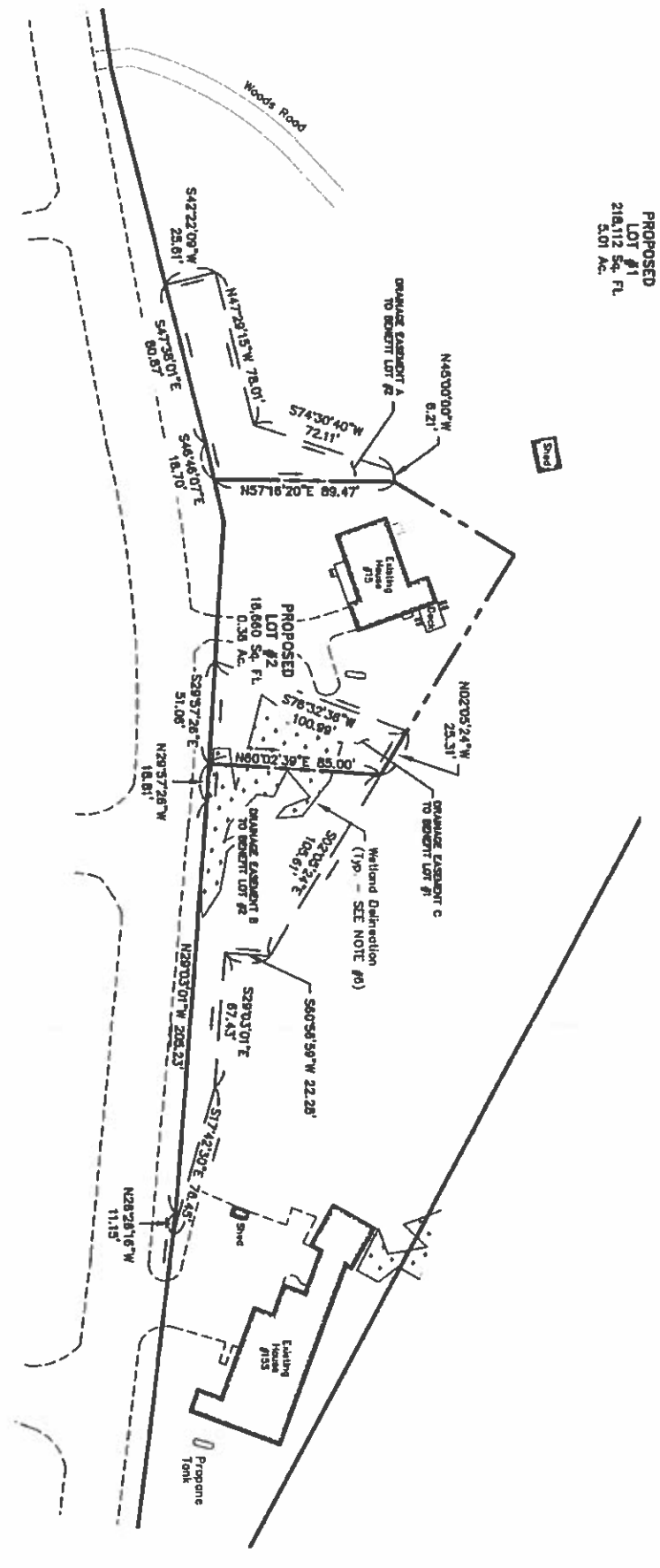
TEMPORARY GRADING EASEMENTS



NOTES:

- OWNERS OF RECORD:  
TAX MAP 215 LOTS 17  
J. BRUCE & JUNE L. ROBERTS  
S.C.R.D. BOOK 886 PAGE 419  
DATED JUNE 23, 1971
- TOTAL EXISTING PARCEL AREA:  
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234,772 SQ. FT. (5.39 AC.)
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- UNDERGROUND UTILITIES ARE APPROXIMATE LOCATIONS. VERIFY IN FIELD PRIOR TO DESIGN OR CONSTRUCTION.
- ERROR OF CLOSURE OF TRAVERSE IS 1:10,000.
- TEMPORARY GRADING EASEMENTS ARE RESERVED OVER LOT #1 AND LOT #2 DURING DEVELOPMENT AND SHALL TERMINATE UPON COMPLETION OF THE PROPOSED DEVELOPMENT.
- RECIPROCAL DRAINAGE EASEMENTS ARE RESERVED OVER LOT #1 AND LOT #2 TO PERMIT TRANSFER OF STORMWATER ACROSS RESPECTIVE LOTS.
- LOT #2 IS SIZED ACCORDING TO THE DUPLEX ZONING REQUIREMENT OF 8,000 SQ. FT. PER UNIT. THE REMAINDER OF THE PARCEL IS RESERVED FOR FUTURE DEVELOPMENT. THE REMAINDER OF THE PARCEL IS BEING TREATED AS SUCH WITH RESPECT TO THE DEVELOPMENT OF LOT #1.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FIRM 33017C0203D, EFFECTIVE DATE MAY 17, 2003.
- THERE ARE NO VERY POORLY DRAINED SOILS ON SITE. THE WETLANDS CONSIST OF ONLY POORLY DRAINED SOILS.
- ALL NEW UTILITIES MUST BE PLACED UNDERGROUND.
- PER SECTION 42.19(B)(16) LOT AREA - USABLE AREA MUST BE AT LEAST 3,000 SQ. FT. USABLE AREA PROPOSED EXCEEDS 3,000 SQ. FT.

DRAINAGE EASEMENTS



FINAL APPROVAL BY ROCHESTER PLANNING BOARD

Certified By \_\_\_\_\_ Date \_\_\_\_\_



**EASEMENT PLAN**  
FOR PROPERTY AT  
15 Norway Plains Road  
Rochester, Stroudford County, New Hampshire  
OWNED BY  
J. Bruce & June L. Roberts  
PREPARED FOR  
Dinhber, LLC  
2637 East Atlantic Blvd  
172 Pompano Beach, FL 33062

REV	DATE	STATUS	BY	CHKD	APPD.

DRAWING No. 18450, SUBDIVISION  
FIELD BOOK No. "Norman #2"

**EASTERY**  
**SURVEYING, Inc.**  
SURVEYORS IN N.H. & MAINE  
(207) 439-6333  
191 STATE ROAD, SUITE #1  
KITTEBY, MAINE 03904  
TAX MAP 215 Lot 17